381,875.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,875.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2013.

(Affix Seal) Notary Public

My Commission Expires: 10/18/16

26061

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#
Christopher J. Frericks	Wells Fargo Bank, N.A.	Map/Parcel
5417 Cochran Drive	4101 Wiseman Blvd., Bldg 108	161 01 0B 084.00
Nashville, TN 37220	San Antonio, TX 78251-4200	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, WLODEK SZCZARKOWSKI, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto CHRISTOPHER J. FRERICKS, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 77 on the plan of Aberdeen Woods, Phase Two, of record in Plat Book 9700, page 848 and 849, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Wlodek Szczarkowski by Warranty Deed from Zaraing Homes, Inc., an Ohio Corporation, of record in Book 11558, page 43. Register's Office for Williamson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2013 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying his/her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 161 01 0B 084.00.
b. All matters appearing on the Plan of record in Plat Book 9700, page 848 and 849, Register's Office for Davidson County, Tennessee..
c. Declaration of Covenants, Conditions and Restrictions of record in Book 10790, page 189, as amended in Book 11303, page 555, Book11714, page 843 and Instrument No. 200002030011436 Register's Office for Davidson County, Tennessee.
d. Amendment to the By-Laws of Aberdeen Woods of record in Instrument No. 20030221-0023491, Instrument No. 20030221-0023492 and Instrument No. 20030730-0108227, Register's Office for Davidson County, Tennessee.
e. Charter of Aberdeen Woods Homeowner's Association of record in Book 10792, page 896, Register's Office for Davidson County, Tennessee.
f. Conveyance of common area of HOA of record in Instrument No. 20010110-0003209, Register's Office for Davidson County, Tennessee.
g. Stormwater Detention Agreement of record in Book 10644, page 324, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 5417 Cochran Drive, Nashville, Tennessee 37220

BILL GARRETT, Davidson County
Trans:T20130048857 DEEDWARR
Recvd: 06/11/13 13:20 2 pgs
Fees:13.00 Taxes:1412.94
20130611-0059379

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Jolanta Szczarkowski, wife of Wlodek Szczarkowski, hereby by joins in this conveyance for the purpose of conveying any and all right, title, and interest she may have in subject property by reason of her marital status, or otherwise.

Witness our hands this 5th day of June, 2013:

X _____
Wlodek Szczarkowski

X _____
Jolanta Szczarkowski

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Wlodek Szczarkowski, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of June, 2013:

_____
Notary Public

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 4/8/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Jolanta Szczarkowski, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of June, 2013:

_____
Notary Public

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 4/8/17